



General Assembly

February Session, 2006

Raised Bill No. 5039

LCO No. 427

* ____HB05039PD____031706____*

Referred to Committee on Planning and Development

Introduced by:
(PD)

AN ACT CONCERNING SITE PLANS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (g) of section 8-3 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective from*
3 *passage*):

4 (g) The zoning regulations may require that a site plan be filed with
5 the commission or other municipal agency or official to aid in
6 determining the conformity of a proposed building, use or structure
7 with specific provisions of such regulations. If a site plan application
8 involves an activity regulated pursuant to sections 22a-36 to 22a-45,
9 inclusive, the applicant shall submit an application for a permit to the
10 agency responsible for administration of the inland wetlands
11 regulations not later than the day such application is filed with the
12 zoning commission. The decision of the zoning commission shall not
13 be rendered on the site plan application until the inland wetlands
14 agency has submitted a report with its final decision. In making its
15 decision the zoning commission shall give due consideration to the
16 report of the inland wetlands agency. A site plan may be modified or

17 denied only if it fails to comply with requirements already set forth in
 18 the zoning or inland wetlands regulations. Approval of a site plan
 19 shall be presumed unless a decision to deny or modify it is rendered
 20 within the period specified in section 8-7d. A certificate of approval of
 21 any plan for which the period for approval has expired and on which
 22 no action has been taken shall be sent to the applicant within fifteen
 23 days of the date on which the period for approval has expired. A
 24 decision to deny or modify a site plan shall set forth the reasons for
 25 such denial or modification. A copy of any decision shall be sent by
 26 certified mail to the person who submitted such plan within fifteen
 27 days after such decision is rendered. The zoning commission may, as a
 28 condition of approval of any modified site plan, require a bond in an
 29 amount and with surety and conditions satisfactory to it, securing that
 30 any modifications of such site plan are made or may grant an
 31 extension of the time to complete work in connection with such
 32 modified site plan. The commission may condition the approval of
 33 such extension on a determination of the adequacy of the amount of
 34 the bond or other surety furnished under this section. The commission
 35 shall publish notice of the approval or denial of site plans in a
 36 newspaper having a general circulation in the municipality. In any
 37 case in which such notice is not published within the fifteen-day
 38 period after a decision has been rendered, the person who submitted
 39 such plan may provide for the publication of such notice within ten
 40 days thereafter. The provisions of this subsection shall apply to all
 41 zoning commissions or other final zoning authority of each
 42 municipality whether or not such municipality has adopted the
 43 provisions of this chapter or the charter of such municipality or special
 44 act establishing zoning in the municipality contains similar provisions.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	8-3(g)
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PD *Joint Favorable*

